

HAMILTON CREEK ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, February 15, 2007
Ann Beauprez – 90 Nordic Trail

Attending Board members:

Niel Christensen
Ann Beauprez

Rob Hess
Nancy Wiedel

Others attending:

Bob Polich
Kolbjorn Tenfjord
Hanspeter Spuhler

Mountain Systems, Inc.
Metro District President
720 Lake View Drive

Rob Hess called the meeting to order at 7:10 PM.

Minutes. *The minutes from the November 16, 2006 Board of Directors meeting were approved as written. (Christensen/Beauprez,4-0).*

Treasurers Report. Treasurer Roger Paluska was unable to attend the meeting. He had reported to Rob about half of the dues have been collected.

Architectural Control Committee. Niel Christensen presented the current status of Hamilton Creek per the Architectural Committee.

Completion (Association sign-off) none since the last meeting

Under Construction	Pieper	0741 Lakeview Circle
	Bonner	0230 Lakeview Circle
	Tischler	0039 Timberwolf Trail

Final Plans Approved	Coburn	0031 Heathers Way
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Preliminary Plans Approved	Brant	0132 Hamilton Creek Trail
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Discussions with ACC started	Bruno	0050 Harvest Moon Trail
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Approved Plans but not activated	Covert	0031 Red Buffalo Trail Approval of Preliminary Plans: April 2002
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	Kingsbury	0909 Hamilton Creek Road Approval of Preliminary Plans: May 2002 (sold – no longer owner)
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	Coburn	0031 Heathers Way (sold – no longer owner)
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Undeveloped lots with no known development plans – 21

Covenants Compliance Committee Rob provided a written status report of covenant and rules violations. The various violations and current status was discussed. Schein, 55 Harvest Moon, had responded to the Association that the “old” type satellite dish is still in use and the owner claims it was previously approved. There was no known formal documentation of the approval. No action was taken. The tractor trailer was removed from 10 Buffalo Drive. A light fixture and painting issues are to be addressed this spring. The 15 Heathers Way septic disturbance needs to be landscaped this spring. It was noted a fence was built below the house on 18 Spinning Leaf Trail.

Metro District Report. Bob Polich reported the Court of Appeals ruled in favor of the Metro District on the Bondholder’s appeal. The ruling was not appealed. The next Metro meeting is April 26, 2007 on site with A Cut Above for final planning of summer forest maintenance. Preparation of digital mapping using previously obtained data was underway. The 2007 budget plan includes paying interest to date on owner loans through the Association, principal payoff of two loans, and a half principal payment on the other loans. Snow removal had been good so far this year.

Angler Mountain Ranch. A summary of the road easement with Angler Mountain Ranch was provided. The easement is for a retaining wall outside of the road right-of-way that would allow a better road design. The developer has agreed to cover the cost of continuing the installation of the Angler Mountain Ranch water system into Hamilton Creek terminating with a fire hydrant to provide additional fire protection using the Town of Silverthorne’s water supply. *There was a motion to authorize the Association president to sign the easement agreement pending resolution of several items to be clarified by the Metro District. Rob/Neil,4-0).*

Board meeting procedures. Rob had reviewed meeting procedures with Attorney Mark Richmond and researched the subject using a manual suggested. He provided the Board with a written summary of meeting operations utilizing parliamentary procedures for motions and discussions. *A motion was made to adopt the procedures governing debate of motions as a guideline for meetings. (Rob/Nancy,4-0).*

Parking Rules. *A motion was made to adopt the parking rules as distributed to the Board. (Beauprez/Widel).* There was a lengthy discussion of the parking rules as they applied to accessory units. There was a question of wording and the application of variances. In number three the word “regular” was substituted for “permanent”. Variances would be documented and sent to board members. *There was no vote on the original motion. A was approved to adopt the parking rules as distributed with modifications to the language as discussed. (Hess/Widel,4-0).*

Resolution. The Board had been provided with a proposed Resolution of Governance Policies at the last meeting. A committee had been formed to review the document. The committee and the Attorney suggested changes that have been incorporated into a revised document. *There was a motion to adopt the Resolution as modified. (Beauprez/Widel).* There was a discussion of wording changes for clarification. Also discussed was a clarification of the three minute speaking limitation applying to both the Board and guests. There was a lengthy discussion regarding the notice of violations with regards to the number of notices and method of delivery. *There was a vote to approve the original motion 4-0. There was a motion to approve minor wording changes as discussed. (Christensen/Widel,4-0).*

Web Site. The Association web site is www.hamiltoncreek.info. Homeowner Caroline Patterson will be maintaining the website.

Request for Variance. Hanspeter Spuhler at 720 Lake View Circle requested a variance to park two cars for his accessory unit in addition to two cars for the home on his driveway. He was requested to submit a written request. .

Next Meeting. The next meeting would be Thursday May 17, 2007 at 7 PM at the home of Neil Christensen 90 Crescent Moon Trail.

Forest Maintenance. There was a discussion regarding including seedling plantings in the forest area as part of future forest maintenance.

Restriction of Contractors. There was a discussion of refusing to allow contractors who have previously violated Association rules from doing future construction in Hamilton Creek. *There was a motion to withdraw the ACC approval of current homeowners (who are contractors) Schumaker (15 Heather's Way Trail) and Stewart (1961 Hamilton Creek Road) to perform contractor work in Hamilton Creek. (Christensen/Widel,4-0).* Subsequent to the meeting, Rob Hess reported via email to the Board that there was not sufficient documentation of prior violations to proceed with the authorized approval withdrawal.

The meeting was adjourned at 10:08 PM.